145.0	0006	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,800 / 825,800
					USE VALUE:	825,800 / 825,800
					ASSESSED:	825,800 / 825,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUSIAK F. JOHN
Owner 2:	BARRETT LAURA S
Owner 3:	
Street 1:	196 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,690 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 2999 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4690.000	367,000	10,200	448,600	825,800
Total Card	0.108	367,000	10,200	448,600	825,800
Total Parcel	0.108	367,000	10,200	448,600	825,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.38 | /Parcel: 275.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	95364
GIS Ref	
GIS Ref	
Insp Date	10/28/17

Parcel ID: 145.0-0006-0001.A

!11365!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,000	10200	4,690.	448,600	825,800	825,800	Year End Roll	12/18/2019
2019	101	FV	286,700	10800	4,690.	420,500	718,000	718,000	Year End Roll	1/3/2019
2018	101	FV	285,400	10800	4,690.	347,600	643,800	643,800	Year End Roll	12/20/2017
2017	101	FV	267,000	10800	4,690.	319,600	597,400	597,400	Year End Roll	1/3/2017
2016	101	FV	267,000	10800	4,690.	291,600	569,400	569,400	Year End	1/4/2016
2015	101	FV	260,400	11000	4,690.	286,000	557,400	557,400	Year End Roll	12/11/2014
2014	101	FV	260,400	11000	4,690.	265,800	537,200	537,200	Year End Roll	12/16/2013
2013	101	FV	260,400	11000	4,690.	252,900	524,300	524,300		12/13/2012

PRINT

Date	Time
12/11/20	01:32:43

LAST REV

Date	Time
11/19/18	13:40:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11365

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRATTON GARY/E	24789-543		8/18/1994		255,000	No	No		Y

USER DEFINED

Prior Id # 1:	95364
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2017	Inspected	BS	Barbara S
9/30/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	189	PATRIOT
12/9/1999	Inspected	264	PATRIOT
12/2/1999	Mailer Sent		
11/17/1999	Measured	268	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4690		Sq. Ft.	Site		0	80.	1.20	9									448,559						448,600	

Total AC/HA: 0.10767 | Total SF/SM: 4690 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,559 | Spl Credit | Total: 448,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09529257
Const Adj.:	0.99989998
Adj $ / SQ:	136.898
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498668
Depreciation:	131648
Depreciated Total:	367020

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

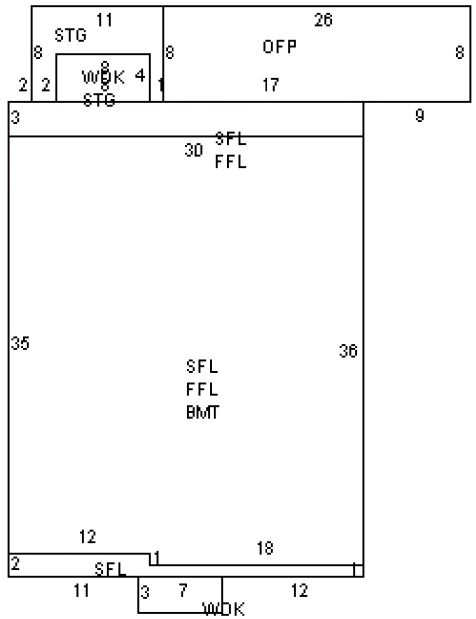
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.90
Special Features:	0	Val/Su Net:	97.22
Final Total:	367000	Val/Su SzAd	155.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,200	136.900	164,277
FFL	First Floor	1,158	136.900	158,528
BMT	Basement	1,068	63.860	68,206
OFP	Open Porch	208	24.430	5,081
STG	Storage	88	8.270	728
WDK	Deck	53	16.000	848

Net Sketched Area:	3,775	Total:	397,668
Size Ad	2358	Gross Are	3775	FinArea	2999
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1990	18.09	T	23.2	101			7,100			7,100
22	Wood Deck	D	Y	1	8X33	A	AV	1990	9.79	T	23.2	101			2,000			2,000
19	Patio	D	Y	1	12X8	A	AV	1990	6.00	T	23.2	101			400			400
22	Wood Deck	A	Y	1	6X10	A	AV	1990	16.00	T	23.2	101			700			700

More:	N	Total Yard Items:	10,200	Total Special Featues:		Total:	10,200